

HASTIN^{LEGAL}&S



The Valley Plot

Selkirk, TD7 4DQ

Offers Over £65,000



Residential Building Plot In Town Central Position Within Easy Reach Of Amenities And Transport Links.



THE VALLEY PLOT

Town centre building plot extending to approx. 0.45 HA has previously had planning permission granted for the erection of four dwelling houses and associated works which was approved in March 2021, however would also be a great site for a private developer to create a single dwelling subject to change of permissions. The site originally housed the former Baptist Church which was demolished in the early 2000s.

LOCATION

The plot is ideally placed within Selkirk for all town centre amenities; with a good selection of small local shops providing for everyday requirements, and schools from nursery to secondary level all easily accessible. The property also benefits from easy access to Edinburgh via the A7 and is within easy reach of the new Borders rail connections with the opening of the Waverley Line and new stations at Galashiels and Tweedbank. The area has good road and bus connections to all central Borders towns and is surrounded by beautiful countryside with rolling hills and scenic valleys all close to hand.

DIRECTIONS

What3words gives a location reference which is accurate to within three metres squared. The location reference for this property is [///blueberry.division.crowds](https://www.what3words.com/#!/blueberry.division.crowds)

HIGHLIGHTS

- Town Centre Plot
- Easy Access to Amenities
- 0.45 HA

ADDITIONAL INFORMATION

Previous Planning can be found on Scottish Borders Council Planning Portal with reference 20/00779/FUL



VIEWING

To register your interest or request further information, call 01750 724 160 - lines open 6 days a week including evenings, weekends and public holidays.

PRICE & MARKETING POLICY

Offers over £65,000 are invited and should be submitted to the Selling Agents, Hastings Property Shop, 28 The Square, Kelso, TD5 7HH, 01573 225999, Fax 01573 229888 or email enq@hastingslegal.co.uk. The seller reserves the right to sell at any time and interested parties will be expected to provide the Selling Agents with advice on the source of funds with suitable confirmation of their ability to finance the purchase.

All measurements are approximate and are taken at the widest point. Whilst these particulars have been carefully prepared, no guarantee is given as to their accuracy and they shall not form part of any contract to follow hereon.